

December 11, 2013

Item No. 6

**AUTHORIZATION TO EXECUTE CONTRACT WITH  
MADISON CONSTRUCTION COMPANY FOR MODERNIZATION AND  
LIFE SAFETY UPGRADES AT JUDGE FREDERICK SLATER ANNEX**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the modernization and life safety upgrades at Judge Frederick Slater Annex in the firm fixed amount of \$10,098,500 plus a not to exceed amount of \$605,910 in contingency (which is in line with industry standards) strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,704,410. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Annex is located at 4218 South Cottage Grove Avenue in Chicago, IL.

The Interim Acting Vice President and the Interim Acting Director of the Capital Construction Department, the Office of the General Counsel, and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

**FUNDING:** General Fund

**SOLICITATION SUMMARY**

**Specification No.:** IFB 13 - 01218

**Vendor:** Madison Construction Company  
Rob Ferrino, President  
Harry L. Waldner, Executive Vice President  
Robert Kostelny, Vice President of Operations  
Dan Mitchell, Vice President of Pre-Construction  
15657 South 70th Court  
Orland Park, IL 60462

**Contract Type:**

Construction Services

**Base Contract Amount:** \$10,098,500

Contingency amount: Not to Exceed \$605,910

The aggregate amount: Not to exceed

**Solicitation Release Date:**

October 17, 2013

**Days Advertised:**

Twenty-three (23) business days

\$10,704,410.

**Contract Period:**

The life safety work by no later than November 30, 2014.

Balance of Scope of Work to be completed by five hundred forty (540) calendar days from the date set forth in the Notice to Proceed

**Addendum(s):**

1) November 1, 2013

**Option Period:** not applicable

**Publications:** Chicago Sun-Times, Defender, Extra, CHA website, BuySpeed

**Vendor List:** 866

**Pick-Up List:** 53

**Pre-Bid Date:** October 21, 2013

**Solicitation Due Date:** November 14, 2013

**Assist Agencies:** 66

**Respondents:** 6

<b><u>COMPLIANCE INFORMATION</u></b>	<b>New Hires Needed</b>	<b>Required</b>	<b>Proposed</b>
M/W/DBE Participation		40%	40.10%
Section 3 Hiring No. (30% of new hires)	12	3.6	8
Section 3 Business Concern		10%	16.30%

**GENERAL BACKGROUND /EXPLANATION**

On October 17, 2013 the Chicago Housing Authority (CHA) solicited General Contractors to provide construction services for the modernization and life safety upgrades at Judge Frederick Slater Annex. The City of Chicago Code requires life safety building systems to be code compliant by the end of December 2014.

Judge Frederick Slater Annex is a senior development located at 4218 South Cottage Grove Avenue. Built in 1970, the building is nine (9) stories tall, covering two hundred three (203) units. Located in the 4<sup>th</sup> Ward, it sits on a five and a quarter acre site bounded Judge Frederick Slater Apartments is also on the site, directly south of the Annex. The Annex was rehabilitated in 2001. In 2008 selected units were remodeled to meet current accessibility requirements.

**SCOPE OF WORK**

The proposed scope of work for this project includes, but is not limited to, the following:

**Building Improvements:**

Interior

- Mechanical Electrical and Plumbing Improvements
  - New domestic water lines
  - New horizontal and vertical sanitary lines
  - New kitchen waste lines
  - New vent lines
  - New roof drains and storm lines
- Unit Improvements
  - Kitchen: New cabinets, countertops, sinks, fixtures, flooring and appliances

- Bathrooms: New shower stalls, toilets, sinks, fixtures, flooring and bathroom accessories
- Other: New doors, door hardware, flooring and paint throughout all units
- 20% of units to be ADA accessible
- Interior Common Area Improvements
  - Security Cameras
  - Lobby and Hallway enhancements
    - ADA Reception desk
    - Finishes – Flooring, Painting, Lighting, etc.
  - Recreation Room enhancements with new finishes
  - First Floor Restroom upgrades with new finishes
- Exterior
  - New ADA concrete sidewalks and ramps
  - New security fencing
  - New 6" fire main from street to building

#### Life Safety Improvements:

- Fire Protection
  - Communication Systems
  - Control Panel
  - Fire Alarm Phones in Stairwell
- Alarm Systems
  - Smoke, Heat, and Carbon Monoxide Detectors
  - Horns and Strobe warning devices
- Suppression Systems (fire sprinklers in common areas and units)
  - Sprinkler pipe and sprinkler heads
  - Fire Pump
- Elevator Upgrades / Recall System / Areas of Rescue
  - Elevator Programming

#### **PROCUREMENT INFORMATION**

The CHA advertised Invitation for Bid 13 - 01218 on October 17, 2013. The advertisement ran in the Chicago Sun-Times, the Chicago Defender, Extra, on the CHA website, and on BuySpeed Online. The Pre-Bid Conference and Site Visit were held on October 21, 2013.

The CHA issued a single addendum on November 1, 2013. It answered Requests for Information (RFIs), and distributed selected new and revised drawings and technical specifications.

The CHA received and opened six (6) bids on November 14, 2013. The low bidder was Madison Construction Company at \$10,098,500.

#### **RECOMMENDATION**

Based on the foregoing, the Capital Construction Department recommends that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the modernization and life safety upgrades at Judge Frederick Slater Annex in the firm fixed amount of \$10,098,500 plus a not to exceed amount of \$605,910 in contingency strictly limited to potential change orders justified as a Discovered

Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,704,410. The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Annex is located at 4218 South Cottage Grove Avenue in Chicago, IL.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (Department of Housing and Urban Development) procurement laws.

The Interim Acting Vice President and Interim Acting Director of the Capital Construction Department concur with the recommendation to enter into a contract with Madison Construction Company for the modernization and life safety upgrades at Judge Fredrick Slater Annex.

The CEO/President recommends approval to enter into a contract with Madison Construction Company for the modernization and life safety upgrades at Judge Frederick Slater Annex.

**RESOLUTION NO. 2013-CHA-118**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 11, 2013 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH MADISON CONSTRUCTION COMPANY FOR THE MODERNIZATION AND LIFE SAFETY UPGRADES AT JUDGE FREDERICK SLATER ANNEX";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for the modernization and life safety upgrades at Judge Frederick Slater Annex in the amount of firm fixed amount of \$10,098,500 plus a not to exceed amount of \$605,910 in contingency strictly limited to potential change orders justified as a Discovered Condition or City of Chicago Building Code changes for a total amount not to exceed \$10,704,410 .The life safety portion of the Scope of Work is to be completed by no later than November 30, 2014. The balance of the Scope of Work is to be completed within five hundred forty (540) calendar days of the date set forth in the Notice to Proceed. The Annex is located at 4218 South Cottage Grove Avenue in Chicago, IL.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements.



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